



Planning Committee

Date: Tuesday, October 7, 2025

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Laura Gillanders
Councillor Kash Heed
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on September 16, 2025, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY SANSTOR FARMS LTD. FOR AN AGRICULTURAL LAND RESERVE NON- FARM USE (SAND STORAGE AND TRUCK PARKING) AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 25-019652) (REDMS No. 8166569)

Staff provided an overview of the application.

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In response to queries from Committee, staff advised that (i) there are a number of sites designated and zoned for truck parking in Richmond, and Council recently endorsed a Truck Parking Pilot Program, (ii) should Council endorse the Agricultural Land Reserve (ALR) Non-Farm Use application, it will be forwarded to the Agricultural Land Commission (ALC) for consideration. Upon ALC approval, a rezoning application and Environmentally Sensitive Area (ESA) Development Permit application would be required to be submitted to the City, (iii) through the rezoning process staff will review suitable zones and uses for the subject site, considering the proposal includes reclamation of the site back to ALR, , (iv) the ALC can approve both or either component of the application, impose conditions, and choose to split the application, whether it's submitted as a comprehensive application or not, (v) a majority of the City's Food Security and Agricultural Advisory Committee supported the application, (vi) the applicant has previously indicated that the approximate proportion of sand provided for agricultural activities is 25% (vii) if a rezoning were to proceed, the City would secure the applicant's proposal to undertake site reclamation after 25 years, secured by a \$850,000 security bond to be held by the City, (viii) the rezoning application will involve a comprehensive technical review to be undertaken by applicable City stakeholders to ensure all issues are addressed, including a Traffic Impact Assessment to examine impacts to road networks, (xi) the primary difference between the 2018 application and the current application is the added commercial truck parking component, the 2018 proposal retained farming and included additional technical items.

Discussion ensued with respect to (i) splitting the proposal into two separate components, (ii) the proposed non-farm use application's inconsistency with City land use policies for Official Community Plan (OCP) designated Agricultural areas within the ALR, (iii) reclamation of the subject property, (iv) the remediation of a gravel parking lot back to farmland, (v) the proposal's impact to adjacent properties, (vi) communication with Vancouver Fraser Port Authority with respect to the subject application, and (vii) dredging and removal of sand from the river.

It was moved and seconded

That the Application by Sanstor Farms Ltd. for an Agricultural Land Reserve Non-Farm Use application for the storage of sand and commercial vehicle truck parking as presented to the Planning Committee, be forwarded to the Agricultural Land Commission.

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The question on the motion was not called as discussion ensued with respect to referring the report back to staff for further review, including discussions with the Vancouver Fraser Port Authority, a Traffic Impact Assessment study, splitting the proposal, and exploring other land options for sand operations and truck parking.

The question on the motion was then called it was **CARRIED** with Cllr. Day opposed.

2. **APPOINTMENT OF APPROVING OFFICER**

(File Ref. No. 01-0172-02) (REDMS No. 8140014)

It was moved and seconded

That Chris Bishop, Manager, Development – East, be appointed as an Approving Officer in accordance with Section 77 of the Land Title Act.

CARRIED

DEPUTY CAO'S OFFICE

3. **HOUSING AGREEMENT AMENDMENT APPLICATION FOR 7811 ALDERBRIDGE WAY**

(File Ref. No. 08-4057-05) (REDMS No. 8159105)

It was moved and seconded

That Housing Agreement (7811 Alderbridge Way) Bylaw No.10090, Amendment Bylaw No. 10645 be introduced and given first, second, and third readings.

The question on the motion was not called as discussion ensued with respect to how many Low-End Market Rental (LEMR) units would be required if the development were being proposed under the City's current day LEMR Program framework. It was requested that the information be available at the time of Council's consideration of the application.

The question on the motion was then called and it was **CARRIED**.

4. **MANAGER'S REPORT**

None

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:02 p.m.).

CARRIED

3.

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Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 7, 2025.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate